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Building Committee Minutes 1/5/2010

**TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday January 5, 2010**

PRESENT: John Cole, William Shea, Mark Miano, Robert Jefferson, Michael Boujoulian, Suzanne Robinson, Rob Juusola

ABSENT: Brian Sullivan, Jeff Thielman

GUEST: Jeff Shaw - Donham & Sweeney
Bret Donham - Donham & Sweeney
Bob Mercer - Weil-McLain
Muzaffer Muctehitzade - Heating Engineer

The meeting was called to order at 7:00 p.m.

General discussion regarding the heating system, to be installed at the Highland Station. The engineers recommended the Weil-McLain Ultra Series 3. The discussion was based on whether a system this sophisticated needed to be installed in a fire station, 60% or more of the heating load is to warm the apparatus bay area. The engineers were going to review their recommendation and submit their results at our next meeting.

The committee voted to have Fuss & O'Neill conduct soil tests beneath the slab of the fire station to determinate if there is any hazardous contamination. The cost of this examination is \$3,000.

The committee supported removing the 5,000 gallon water storage tank and installing an infiltration trench for the roof water from the building.

The following invoices were approved:

PMA Consultants
Central and Highland Station

Invoice # 03304 – 8

11/1/09 – 11/30/09 Professional Services \$ 1,542.80

Allen & Major Associates, Inc

Highland Station

Invoice # 17203

10/24/09 – 11/27/09 Professional Services \$ 5,837.64

December 15, 2009 minutes were approved.

Below are the notes of Donham & Sweeney:

Discussion of the heating system boilers took place centering on the desirability of high efficiency condensing boilers over standard efficiency boilers. Weil McLean boiler rep and HVAC project engineers participated. The Committee directed the design team to propose a boiler that allowed the project to continue to meet LEED criteria but that was simple to operate, had a low maintenance cost and contained technology readily accessible to the service company used by the Town. Engineers stated that the utility rebates would be in the neighborhood of \$500-1000/ boiler.

D&S to proceed with design of an infiltration system for storm water in place of the cistern and grey water reuse system previously designed. D&S to provide draft study of the infiltration option to Tim Williams and Bill Shea in advance of Thursday evenings Conservation Commission hearing.

D&S to discuss the following LEED items with M. Miano & S. Robinson:

- Commissioning specifications
- Owners Project Requirements (OPR) document
- Review of D&S specifications for LEED compatibility
- Draft of engineers Basis of Design

D&S noted that the elimination of the cistern removed one point from the LEED total but the infiltration system added back a different point, so there is no change in the total. D&S recommended pursuing 3 additional credits above the required number for LEED silver, the credits are: IAQ post construction, Recycled Content (10%) and Certified Wood.

K. Nigro to develop pricing on the temporary building location for limited excavation involving LSP and to develop pricing documents that allow the Town to specify an R value for insulation, choose fabric or metal structure and include a frost wall foundation or no subsurface foundation.

D&S to distribute 100% complete plans and specs on 2/2/2010 for final review and comment.

Remaining project schedule was revised to match up with a potential May Town

Meeting:

- general bids received 4/21/2010
- filed sub-bids due 4/8/2010
- out to bid 3/16/2010

"Front End" of spec was sent to Juliana Rice [Town Counsel] on 1/5 and will also be reviewed by Jim Peloquin, Special Counsel.

D&S presented a list of bid alternates. The committee chose to pursue all but 2.

D&S will revise the drawings and specification to include proposed add-alternates in order:

1. Add seven 3x3 skylights
2. Use CMU backup wall instead of metal stud at egress stair
3. Add exterior granite water table & base around egress stair
4. Add precast instead of granite tile at exposed foundation wall in apparatus room
5. Add wood wainscoting and pamphlet case in lobby
6. Use solid surface countertops instead of plastic laminate
7. Add red exposed aggregate at concrete apron

D&S shall carry a \$300,000 contingency in the project budget.

Adjourned at 9:45pm.

Respectfully submitted,

Bill Shea